



Towncroft Avenue, Middleton, M24

- IMMACULATELY PRESENTED THROUGHOUT
 - IDEAL FOR A GROWING FAMILY
- BEAUTIFULLY PRESENTED PRIVATE REAR GARDEN
 - CLOSE TO MIDDLETON TOWN CENTRE
 - EPC RATED D
- EXTENDED
 - DESIRABLE LOCATION
 - OFF ROAD PARKING
 - READY TO MOVE INTO
 - COUNCIL TAX BAND C

Asking Price £265,000

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HERE TO GET *you* THERE

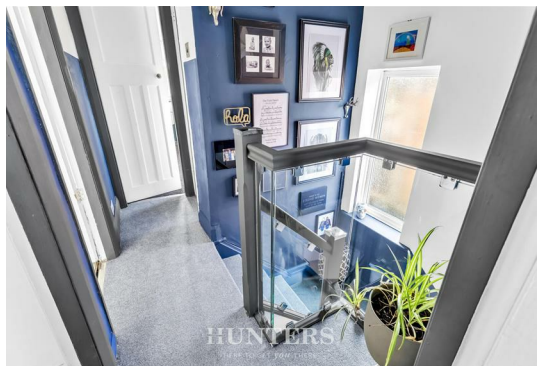
Nestled in the charming area of Middleton, Manchester, this delightful semi-detached house on Towncroft Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the home is practical, allowing for a seamless flow between the living spaces. The semi-detached nature of the property offers a sense of privacy while still being part of a friendly community.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area is known for its vibrant community spirit and offers a range of recreational activities.

This property presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood while enjoying the comforts of a well-designed home. Whether you are a first-time buyer or seeking a new family residence, this semi-detached house on Towncroft Avenue is certainly worth considering.

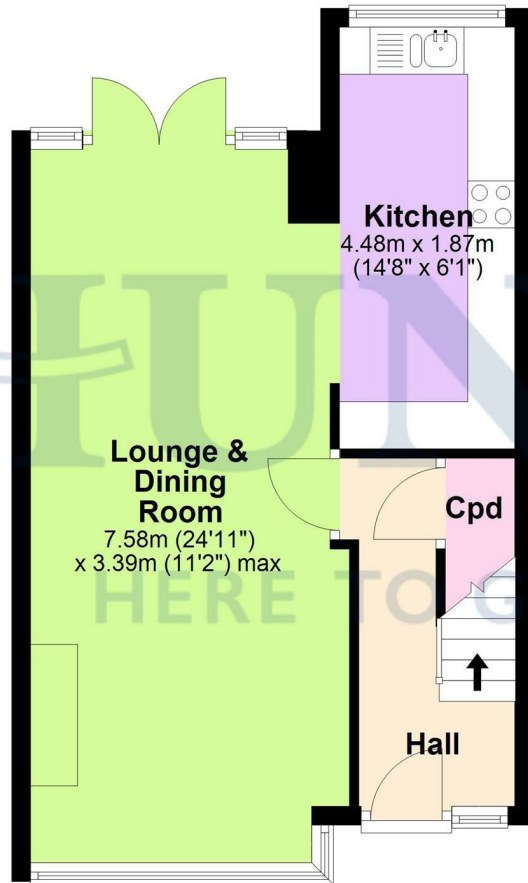
Tenure: Leasehold
EPC Rated: D
Council Tax Band: C





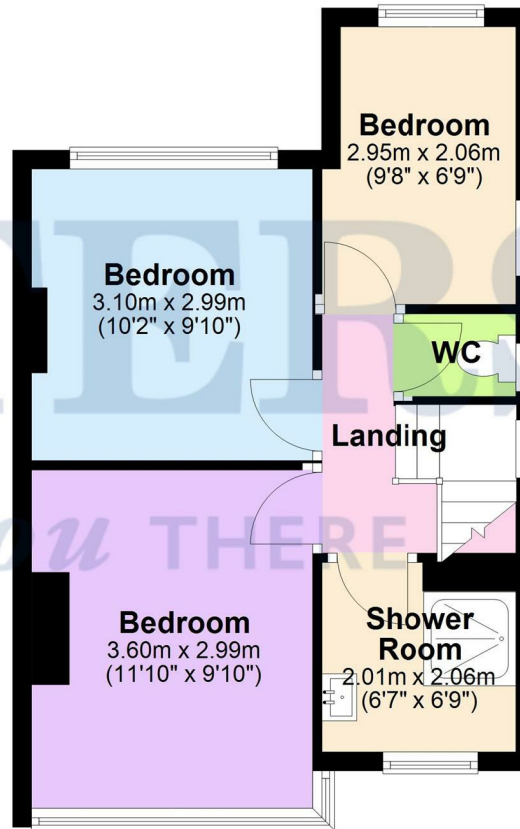
Ground Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 76.3 sq. metres (821.5 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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